

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		BROADWAY, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	BOLANOS KIMON/LIBERTY	
Owner 2:	TRUSTEES BOLANOS TRUST	
Owner 3:		
Street 1:	99 WALNUT ST SUITE G-1	
Street 2:	C/O ARLINGTON COFFEE CONNECTION	
Twn/City:	SAUGUS	
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01906	Type:

PREVIOUS OWNER

Owner 1:	BOLANOS KIMON -		
Owner 2:	M/T DUNKIN DONUTS -		
Street 1:	101 BROADWAY		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .205 Sq. Ft. of land mainly classified as Restaur/Bar with a Fast Food Building built about 1966, having primarily Conc. Block Exterior and 1560 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	Restaur/Bar		8948		Sq. Ft.	Site		0	44.	2.16	CG									850,591						850,600	

Total AC/HA:	0.20542	Total SF/SM:	8948	Parcel LUC:	326	Restaur/Bar		Prime NB Desc	COMM GD			Total:	850,591	Spl Credit		Total:	850,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
326	8948.000	243,100	8,100	850,600	1,101,800
Total Card	0.205	243,100	8,100	850,600	1,101,800
Total Parcel	0.205	243,100	8,100	850,600	1,101,800
Source: Market Adj Cost	Total Value per SQ unit /Card:			706.28	/Parcel: 706.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	326	FV	243,100	8100	8,948.	850,600	1,101,800		Year end	12/23/2021
2021	326	FV	243,100	8100	8,948.	836,100	1,087,300		Year End Roll	12/10/2020
2020	326	FV	243,100	8100	8,948.	821,600	1,072,800	1,072,800	Year End Roll	12/18/2019
2019	326	FV	205,500	8500	8,948.	773,300	987,300	987,300	Year End Roll	1/3/2019
2018	326	FV	205,500	8500	8,948.	676,600	890,600	890,600	Year End Roll	12/20/2017
2017	326	FV	205,500	8500	8,948.	531,600	745,600	745,600	Year End Roll	1/3/2017
2016	326	FV	205,500	8500	8,948.	531,600	745,600	745,600	Year End	1/4/2016
2015	326	FV	190,400	8800	8,948.	483,300	682,500	682,500	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

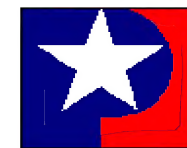
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2021	I & E Mailed	MM	Mary M
6/20/2019	I & E Return	JO	Jenny O
9/11/2018	Meas/Inspect	PH	Patrick H
4/14/2016	I & E Return	EMK	Ellen K
7/11/2013	Measured	JBS	JOHN S
4/12/2013	Info Fm Prmt	MM	Mary M
4/11/2013	Info Fm Prmt	EMK	Ellen K
3/11/2009	Meas/Inspect	197	PATRIOT
4/5/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	25305
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/29/21	22:39:29

LAST REV

Date	Time
03/25/21	15:05:00
mmcmakin	
3151	

